

WESTMINSTER LOGISTICS CENTER

WESTMINSTER, MA



BRAND NEW HI BAY DISTRIBUTION
BUILDING DELIVERED 4TH QUARTER 2022



CLASS A BUILD TO SUIT
DISTRIBUTION BUILDING

600,000-700,000 S.F. ON 48.5
ACRES WITH BRAND NEW WIDE
ROAD ACCESS

- LOCATED 1 MILE FROM ROUTE 2
- ALL UTILITIES
- ACTIVE RAIL

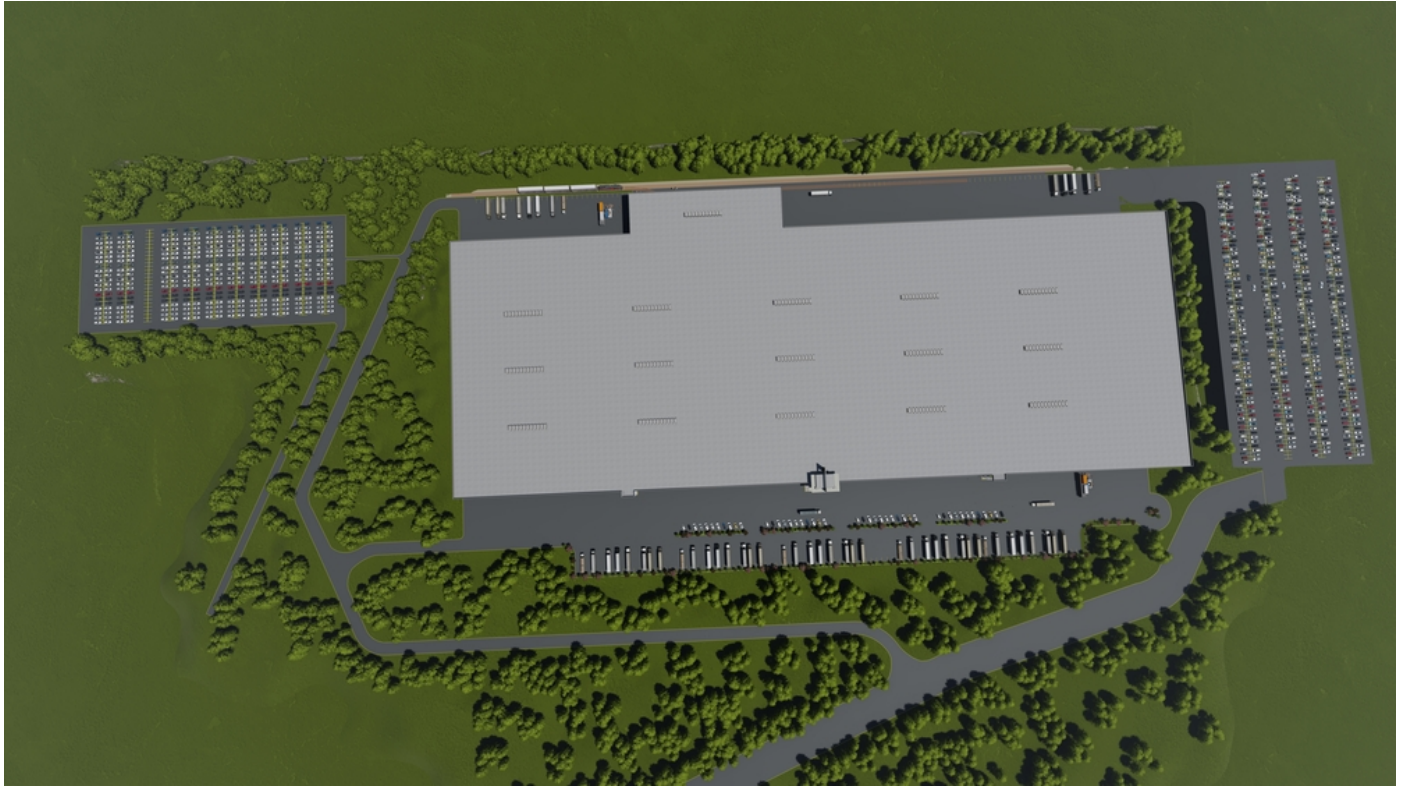
EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

48.5 ACRE INDUSTRIAL LAND SITE FOR BUILD TO SUIT

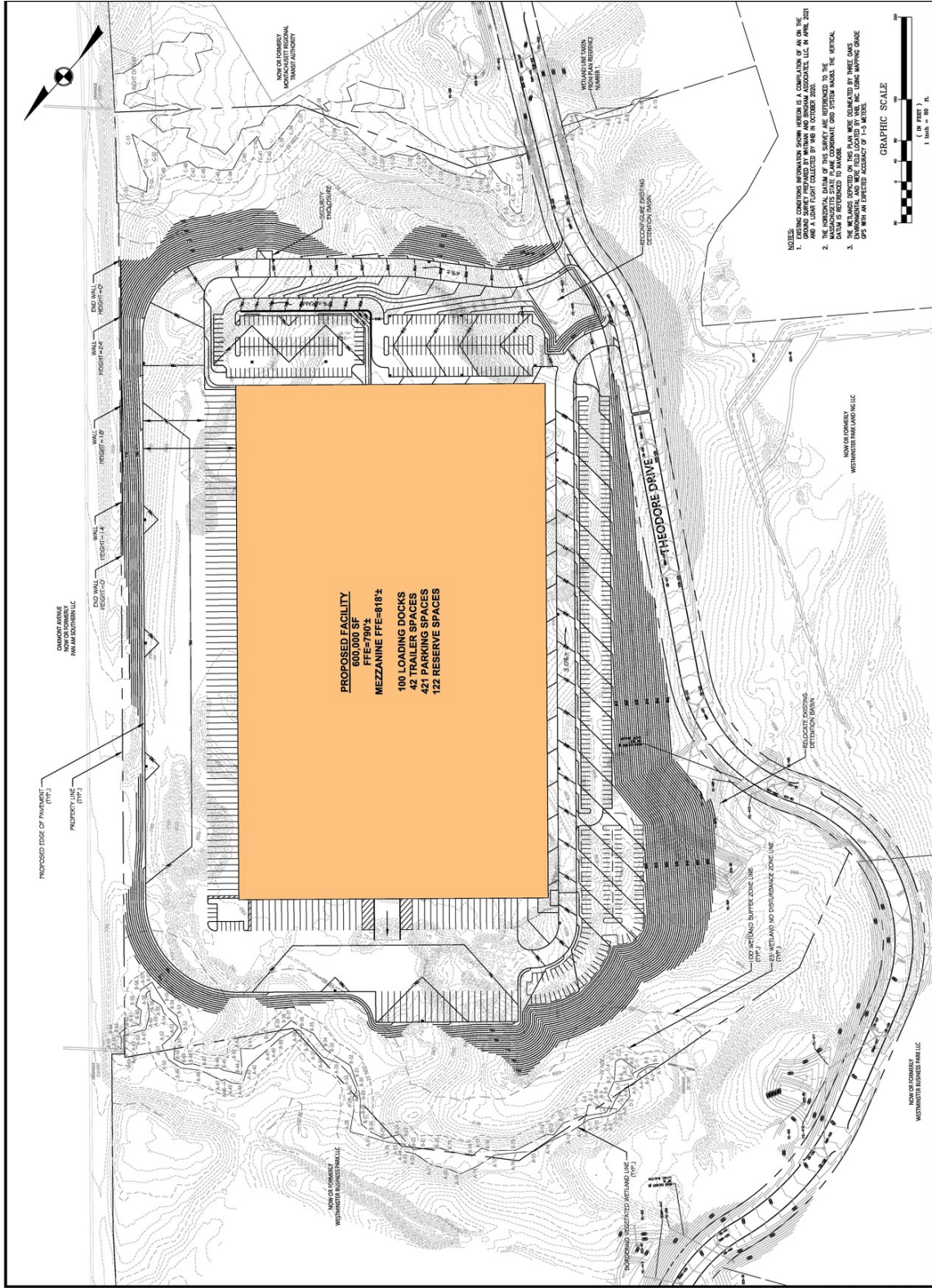
PROPERTY HIGHLIGHTS

- 48.5 DEVELOPABLE ACRES (SUB-DIVIDABLE)
- ADDITIONAL 25,000 RSF OF MEZZANINE
- ACTIVE PAN AM RAIL SERVICE, 7,000 FT. OF RAILWAY RUNS ALONG THE PROPERTY
- PROPERTY IS LOCATED IN AN ECONOMIC TARGET AREA. TAX INCREMENTAL FINANCING AND OTHER INCENTIVES AVAILABLE THROUGH THE STATE
- 25% LOT COVERAGE
- EXTRA LAND POTENTIALLY AVAILABLE
- SITE SUBSTANTIALLY PAD READY
- 100 LOADING DOORS

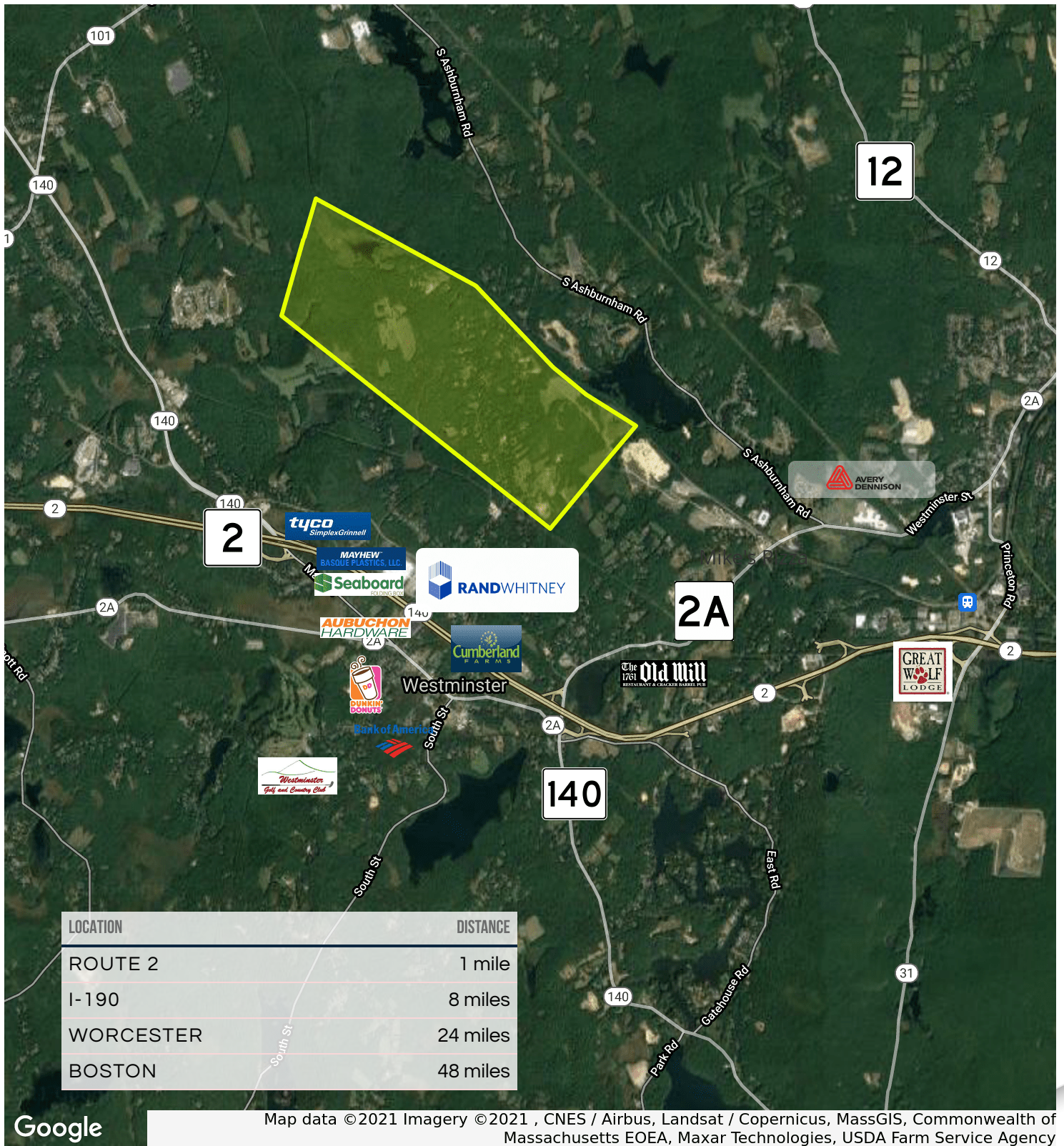
PROPERTY SPECIFICATIONS

ZONING:	INDUSTRIAL/WARHOUSE LOGISTICS
MAXIMUM CAPACITY:	600,000-700,000 S.F.
LOT SIZES:	48.5 ACRES
CEILING HEIGHT:	36'-40'
UTILITIES:	ALL UTILITIES ON SITE: SEWER, WATER, GAS AND ELECTRIC
PERMITTING:	MEPA APPROVED
ROAD:	360° TRUCK CIRCULATION THOUGH THE ENTIRE SITE, WITH TRUCK INGRESS AND EGRESS POINTS TO THEODORE DRIVE
PARKING	- 463 CAR AND TRAILER SPACES - 122 ADDITIONAL RESERVE SPACES (WHICH CAN BE BUILT IF DESIRED BY PROSPECTIVE TENANT)

GRADING PLAN



LOCATION MAPS



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CONTACT:

DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM

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